



GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department - Land required for Urban Housing Programme for EWS under PMAY, GoI scheme and for World class Sports City in Visakhapatnam, which includes Coaching facilities, Sports Medicine Centre and suitable play fields both indoor & outdoor to host International Sports events - Certain Government Lands/ Assigned Lands identified at tri-junction, Gajuwaka, Visakhapatnam- Mobilization of the lands through land pooling process - Formulation of guidelines for implementation of land pooling scheme by arranging developed land to be compensated for each categories of Assignee and other occupants - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT
G.O.MS.No. 269
Dated: 09-08-2018
Read the following:

1. G.O.Ms.No.290, MA & UD (H) Department, Dated: 14.11.2016.
2. G.O.Ms. No.304, MA&UD(H) Department, Dated:25.11.2016.
3. G.O.Ms. No.18, MA&UD(H) Department, Dated:06.01.2017.
4. From Sri L.V. Subramanyam, Spl. C.S to Govt., YAT&C Dept., AP
Secretariat, D.O. letter No. 179/Sports /2018, dated 07.03.2018.
5. From the VC, VUDA District Lr.No.29/2018/Estates/I-3, dated:20.03.2018.

ORDER:

In the G.O. 1st read above, Government have issued orders formulating VUDA land pooling scheme (formulation & implementation) Rules, 2016 with a direction to the VC, VUDA to initiate the land pooling process and furnish the individual land pooling scheme proposals in detail to the Government for taking further necessary action.

2. In the G.O.2nd read above, Government have authorized the Vice-Chairman, Visakhapatnam Urban Development Authority to take up the individual land pooling scheme proposals in detail in Visakhapatnam District under VUDA LPS duly fixing the ratio of land between VUDA and individual.

3. In the G.O.3rd read above, Government have issued orders constituting the Officers Committee to examine the each and every land pooling proposals with reference to land pooling guidelines and policy and to recommend the fit cases to Government.

4. In the letter 4th read above, the Spl. C.S to Govt., YAT&C Department has reported that, since no suitable sports facilities exist in Visakhapatnam or elsewhere in the State at present, Government have proposed to set up a world-class Sports City in Visakhapatnam, which includes Coaching facilities Sports Medicine Centre and suitable play fields both indoor & outdoor to host International Sports events. Accordingly, the District administration has identified about 600 acres at tri-junction of Gajuwaka, Sabbavaram and Duvvada Mandals. After visiting the said land, the SAAP has identified the 250 Acres of land in the said land, as per the requirement of Sports City.

5. In the letter 5th read above, the VC, VUDA has reported that, an extent of Ac.1570.00 Cts is available at Tri-junction covering the three Mandals of Gajuwaka,

Paravada and Sabbavaram of Visakhapatnam District surrounded by about seven hills, having an approach from the National Highway through Lankalapalem-Sabbavaram Road. The land area consists of hilly terrain accounting for about Ac. 670.00 Cts, land under enjoyment with D-Farm patta holders, 4C account, non 4C account and vacant Government land to a total extent of Ac. 900.00 Cts. All the above lands are classified as dry lands and certain dry crops are being cultivated by the assignees and encroachers. The details are as follows:

Sl. No.	Name of the Village	Name of the Mandal	Fit for use Extent Ac. Cts.	Un Fit for use Extent Ac. Cts.	Total Extent Ac. Cts.
1	Pedamushidivada	Paravada	176.05	279.15	455.20
2	E. Marripalem	Paravada	30.74	53.42	84.16
3	Gangavaram	Sabbavaram	342.61	220.62	563.23
4	Nanginarapadu	Sabbavaram	221.03	---	221.03
5	Aganampudi	Gajuwaka	130.46	115.96	246.42
		Total	900.89	669.15	1570.04

6. The VC, VUDA has further reported that, due to the fast urbanization catching up in these areas as well, the lands held by the land holders are not being used either for agriculture or for any agriculture related activity. Most of the land holders are poor, small and marginal farmers, eking out their livelihood by cultivating dry crops here and there. To impart a boost to the development in and around the lands, it may be considered to promote residential colonies, commercial layout etc. Out of the total project area of about Ac.1570.00 Cts, the breakup of the land fit for utilization is about Ac.898.00 Cts as per the ground position. The details of lands which are under enjoyment as follows:-

Plain Land Under Enjoyment	Ac. Cts
a. D- Patta	126.85
b. Enjoyment as per 4-C account	91.10
c. Enjoyment not recorded under 4-C Account	481.35
d. Vacant Government land	199.17
Total (approx)	898.47

7. The VC, VUDA has therefore, requested the Government to issue necessary orders to take up the above project under Land Pooling scheme.

8. In exercise of the powers conferred under sub-section (1) read with clause (e) of sub-section(2) of section 116 of The Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016,(AP Act No.5 of 2016), Government hereby authorize the Visakhapatnam Urban Development Authority, Visakhapatnam to undertake the exercise of land pooling for the lands mentioned in the table at para (6) above to an extent of Acs. 898.47 Cents at tri-junction, Gajuwaka, Visakhapatnam for development, as per the Visakhapatnam Urban Development Authority Development Land Pooling Scheme (Formulation and Implementation) Rules, 2016" issued vide reference 1st read above.

9. The following ratio of land will be allotted between the VUDA and individual for the proposed Land Pooling Scheme:-

LAND		
	Developer Share	Individual Share Residential (Sq.Yds)
(1) Assignees	1520	900
(2) Encroachers in un- objectionable Government lands	1970	450
(3) Encroachers in objectionable Government lands	2170	250

10. Further, the Government hereby appoint Vice-Chairman, Visakhapatnam Urban Development Authority as competent authority under Section 29 (i) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016(AP Act No.5 of 2016).

11. The assignees have voluntarily come forward to surrender the lands to Government. On such surrender, the lands will become Government lands and the District Collector will handover these lands to VC, VUDA, who is the authority under the land pooling. In turn, the assignees will be given either developed plots or cash as compensation as per the existing norms.

12. Government hereby direct the District Collector, Visakhapatnam District to alienate Government lands falling within the proposed LPS area to Visakhapatnam Urban Development Authority immediately.

13. The Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam shall develop the lands mentioned in the table at para (6) above to an extent of Acs.898.47 Cents at tri-junction, Gajuwaka, Visakhapatnam Rural Mandal and allot the developed land to the individuals(Assignees, and eligible encroachers) as per their share. The remaining part of developed land shall be handed over to the following organizations to take up the projects concerned as detailed below, after keeping 25% of developed land with the VUDA to meet the expenses of the development:-

Sl. No.	Organization/ Individuals	Extent in Acs.	Purpose
1	SAAP	150.00	For Integrated Sports Complex
2	GVMC	400.00	For Affordable Housing

14. In the instant case, the lands are basically Government lands. Some are assigned to eligible beneficiaries and the balance are encroached. Hence the process of land pooling will be different from that of general land pooling, where the major extents belongs to private pattadars. Huge extent of land is under encroachers whose enjoyment is not registered. Besides, there is an extent of 199.17 Acres of vacant land.

15. As the basic survey is completed in this case, the process involves the following steps with timelines:-

Sl.No.	Action to be taken up	Time line
1	Notification of land poling	(15) days
2	Verification of possession w.r.t. various documents and local enquiry	(15) days
3	Issue of LPOCs	(7) days
4	Handing over the lands to the SAAP and TIDCO for their projects concerned.	30 th day from the date of notification immediately after enquiry
5	Development of infrastructure	(3) Months
6	Handing over the developed plots to the holders of LPOCs	After (5) months from the date of notification

16. VUDA shall prepare the layout immediately after the completion of the notification period i.e., after (15) days and shall complete the same within (15) days. Thereafter, VUDA may take three (3) months time to complete the development of basic infrastructure in the layout. In the meanwhile, immediately after the completion of the preparation of the layout, the earmarked land for Housing shall be handed over to GVMC i.e., after 30 days from the date of notification.

17. While doing the enquiry, the District Administration shall take sufficient precautions and care in identifying the other occupants, other than assignees, with reference to 4C village account, other village accounts, Government records and other recorded proof. Even in case of POT, only the eligible purchases are eligible for allotment of developed plot. In brief, only the eligible occupants, the eligibility of them has to be ascertained as per the guidelines and instructions issued by the Revenue Department in this regard from time to time, will be eligible for allotment of developed plots.

18. The entire exercise of land poling shall be done under the supervision of District Collector, Visakhapatnam, and shall be completed within (6) months.

19. Accordingly, the Collector, Visakhapatnam District and Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam shall take further necessary action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The District Collector, Visakhapatnam
The Vice Chairperson, Visakhapatnam Urban Development Authority, Visakhapatnam.
The Commissioner, GVMC, Visakhapatnam.

Copy to:

The VC&MD, SAAP, Vijayawada.

The PS to Principal Secretary to Chief Minister.

The OSD to Minister for MA&UD.

The PS to Special CS to Government, YAT&C Department.

The PS to Principal Secretary to Government, Revenue Department.

The PS to Principal Secretary to Government, MA&UD Department.

SF/SC.

//FORWARDED:: BY ORDER//

SECTION OFFICER